

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF ELEVEN (11) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0002, 83.1, 0204, 0306, 0403, 0501 AND 0502, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$69,800.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired ELEVEN (11) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0002, 83.1, 0204, 0306, 0403, 0501 and 0502, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit “A”, and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit “A”, as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said ELEVEN (11) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned ELEVEN (11) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0002, 83.1, 0204, 0306, 0403, 0501 and 0502, to the identified purchasers for the sale prices listed in said Exhibit “A”, collectively totaling \$69,800.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of ELEVEN (11) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0002, 83.1, 0204, 0306, 0403, 0501 AND 0502. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these ELEVEN (11) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

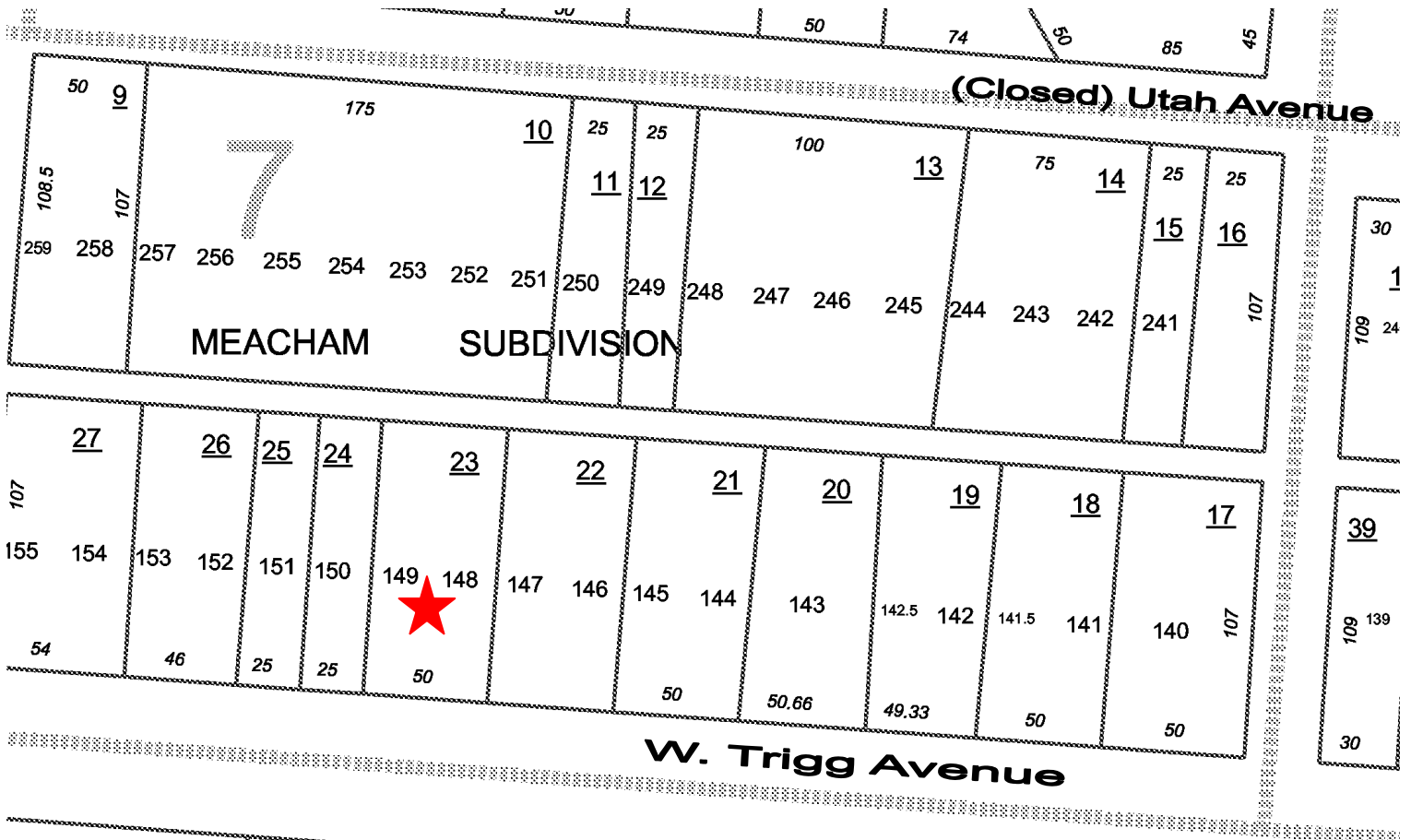
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

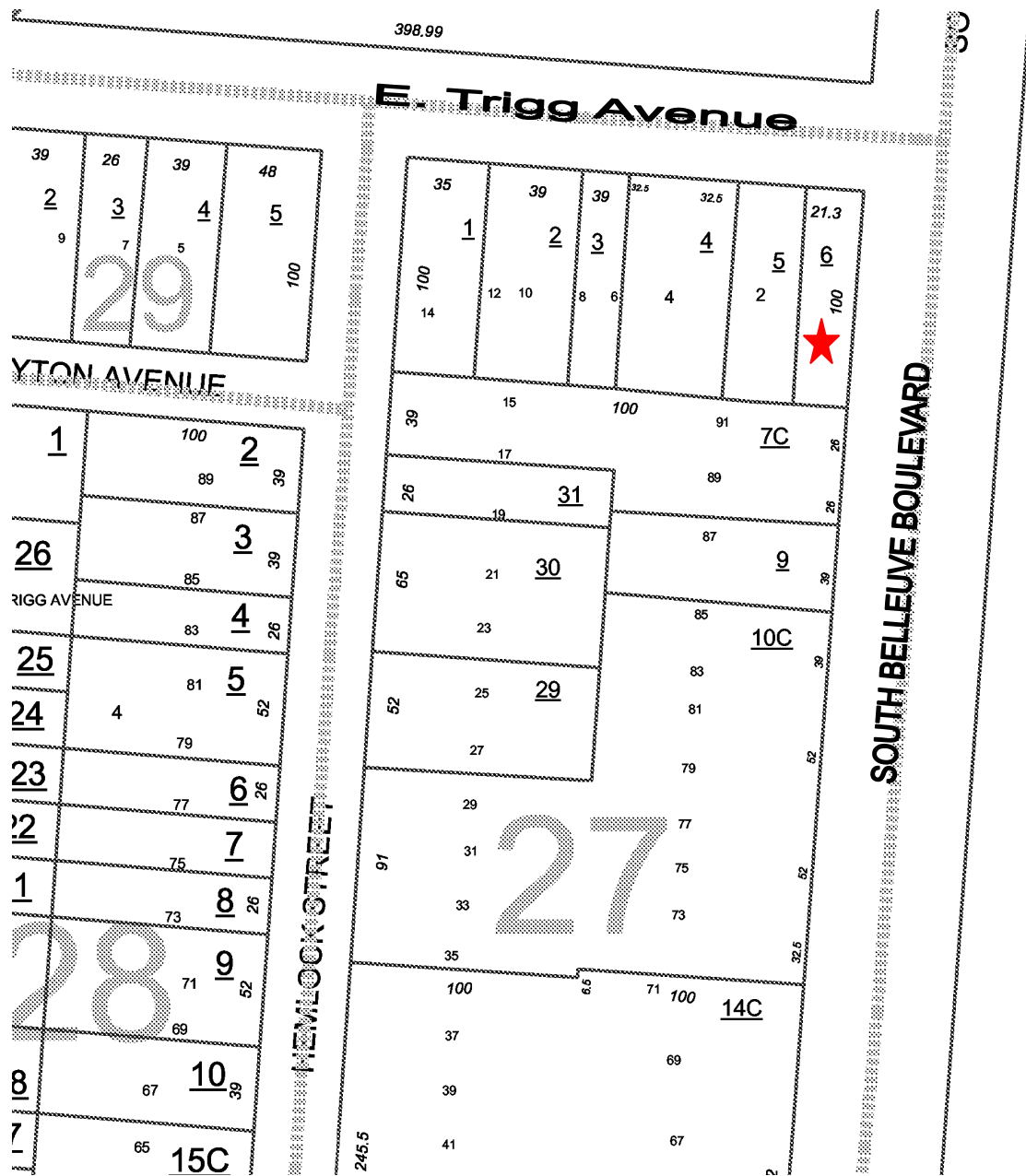
EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
1936	0502	02400700000230	W. Trigg Ave. 50' x 107'	I-L	\$3,515.35	S. Bernice Bridgeforth	\$2,000.00	\$2,000.00	Expand Property Size
2785	0502	02602700000060	E. Trigg Ave. 21' x 100'	RS-6	\$1,610.12	Trustees East Trigg Avenue B C	\$1,200.00	\$1,200.00	Church Property
3594	0204	02907400000070	2689 Midland Ave. 50' x 150'	R-D	\$5,108.87	Sally Tippins	\$4,000.00	\$4,000.00 House	Investment
3534	0502	02907500000100	Midland Ave. 32' x 100'	R-D	\$845.91	Sally Tippins	\$1,500.00	\$1,500.00	Expand Property Size
3284	83.1	03402600000010	Carnegie St. 25' x 69'	R-3	\$979.08	Trustees Carnegie COGIC	\$500.00	\$500.00	Church Property
4069	0403	03402600000070	1549 McMillan Ave. 50' x 80'	RS-6	\$3,936.15	Trustees Carnegie COGIC	\$1,200.00	\$1,200.00	Church Property
11157	0002	034026000000320	1554 Carnegie St. 50' x 80'	R-D	\$5,688.71	Trustees Carnegie COGIC	\$1,800.00	\$1,200.00	Church Property
6607	0306	04205500000050	1381 E. Fairfax St. 40' x 133'	R-D	\$3,412.16	Aaron L. Bright	\$3,000.00	\$2,000.00	Investment
14221	0501	0750870B0000060	3679 Ford Road 51' x 120'	RS-6	\$11,377.78	Richard Crawford	\$8,000.00	\$6,000.00 House	Investment
15517	0502	07704200000110	841 E. Raines Rd. 100' x 285'	O-G	\$28,351.20	Mid America Mortgage	\$25,000.00 Comm. Bldg.	\$50,100.00 Bid Off	Investment
20625	0501	D0242P0B0000340	Tournament Drive 2.86 Acres	A-G	\$698.63	Southwind Residential Properties Assoc., Inc.	\$100.00	\$100.00	Investment
11 Properties								Total	\$69,800.00

Ward 24



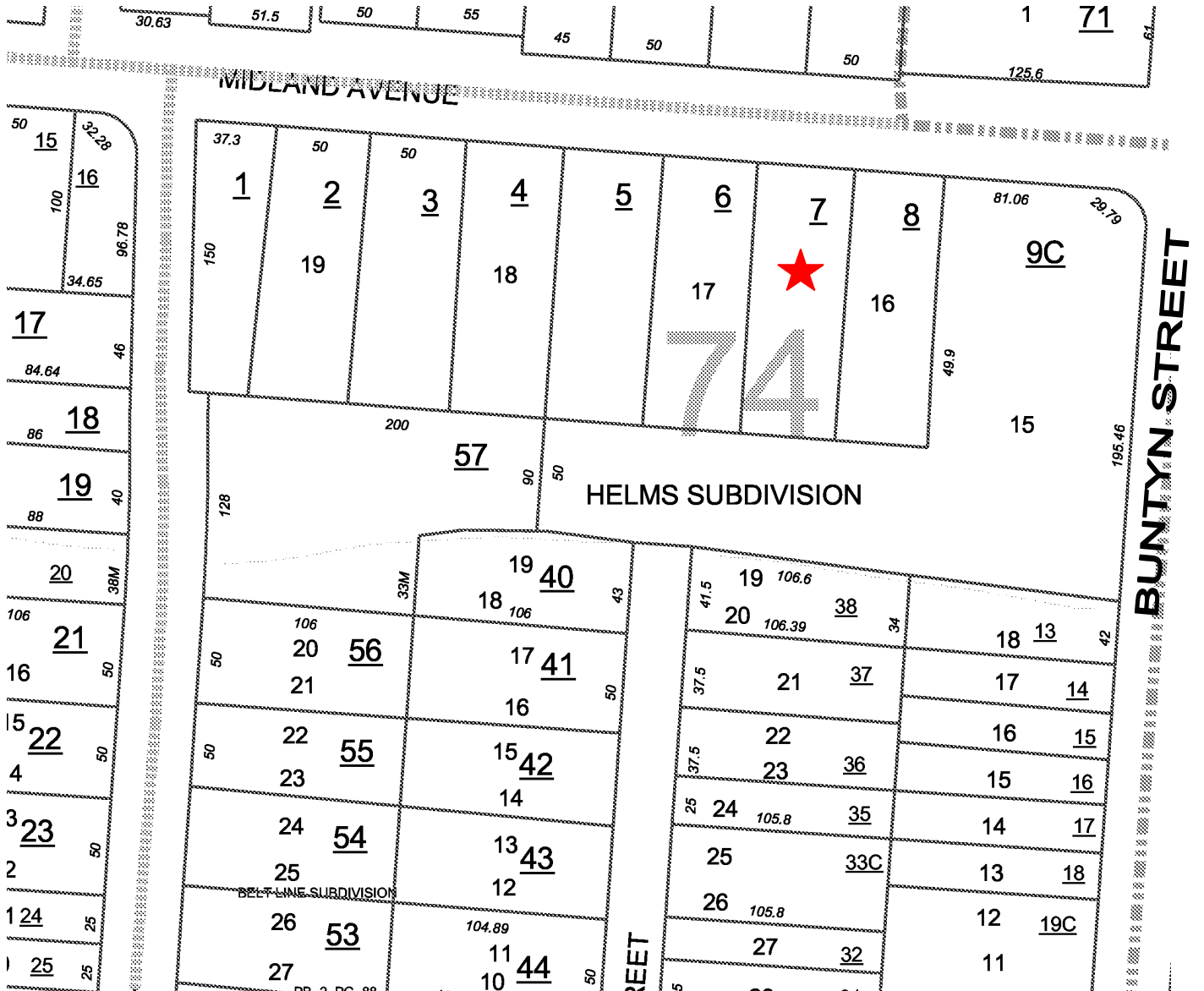
024 0070 0 00023 0

Ward 26



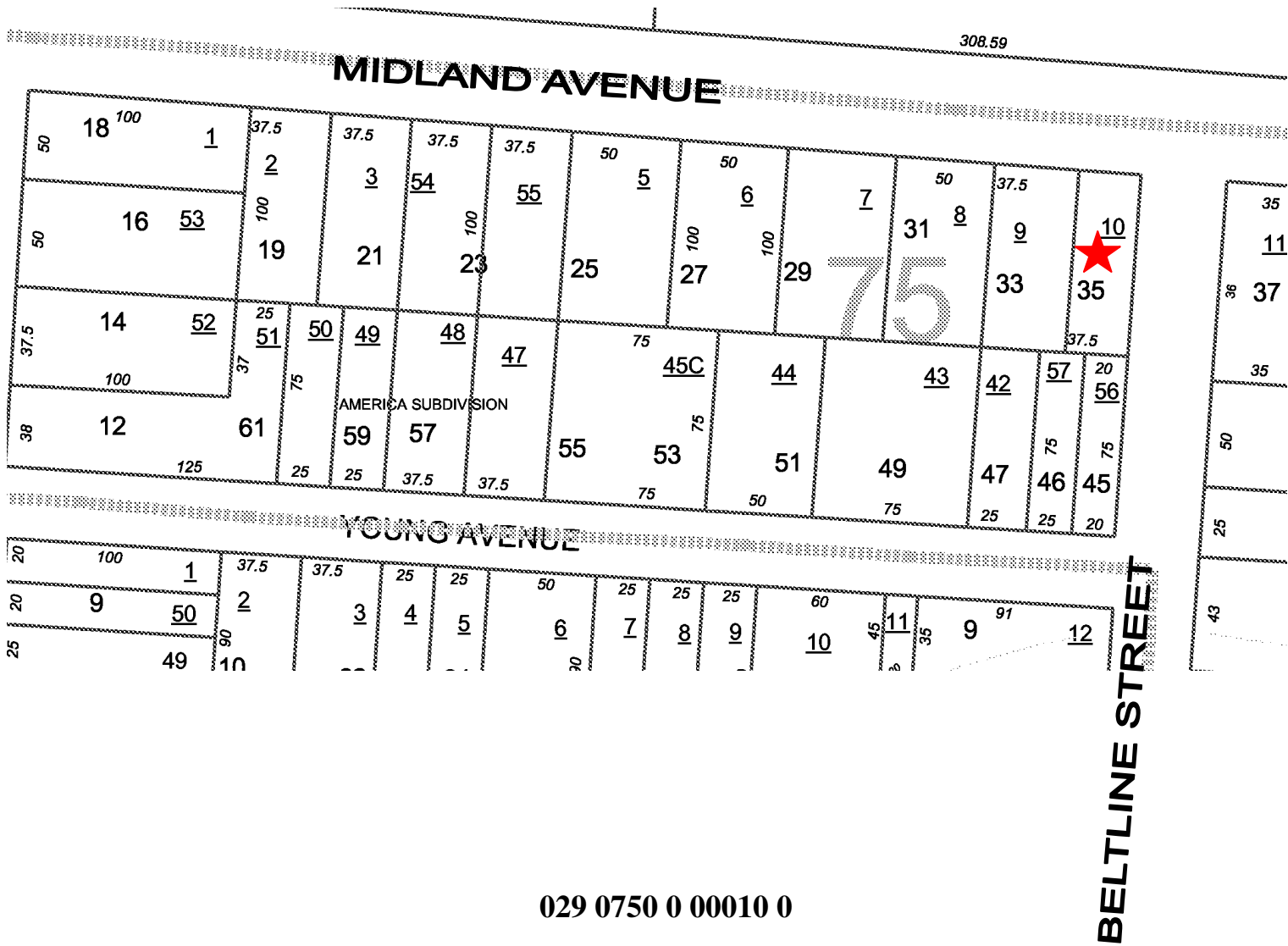
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Ward 29



029 0740 0 00007 0

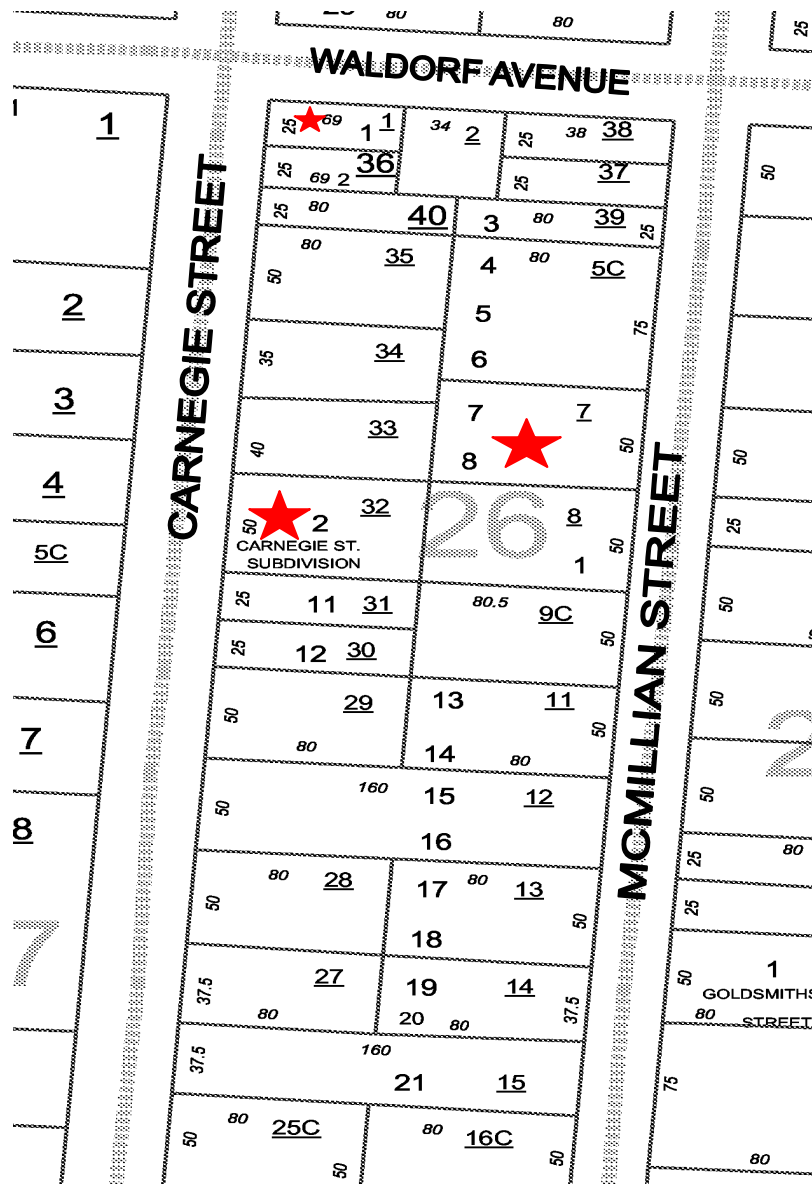
Ward 29



029 0750 0 00010 0

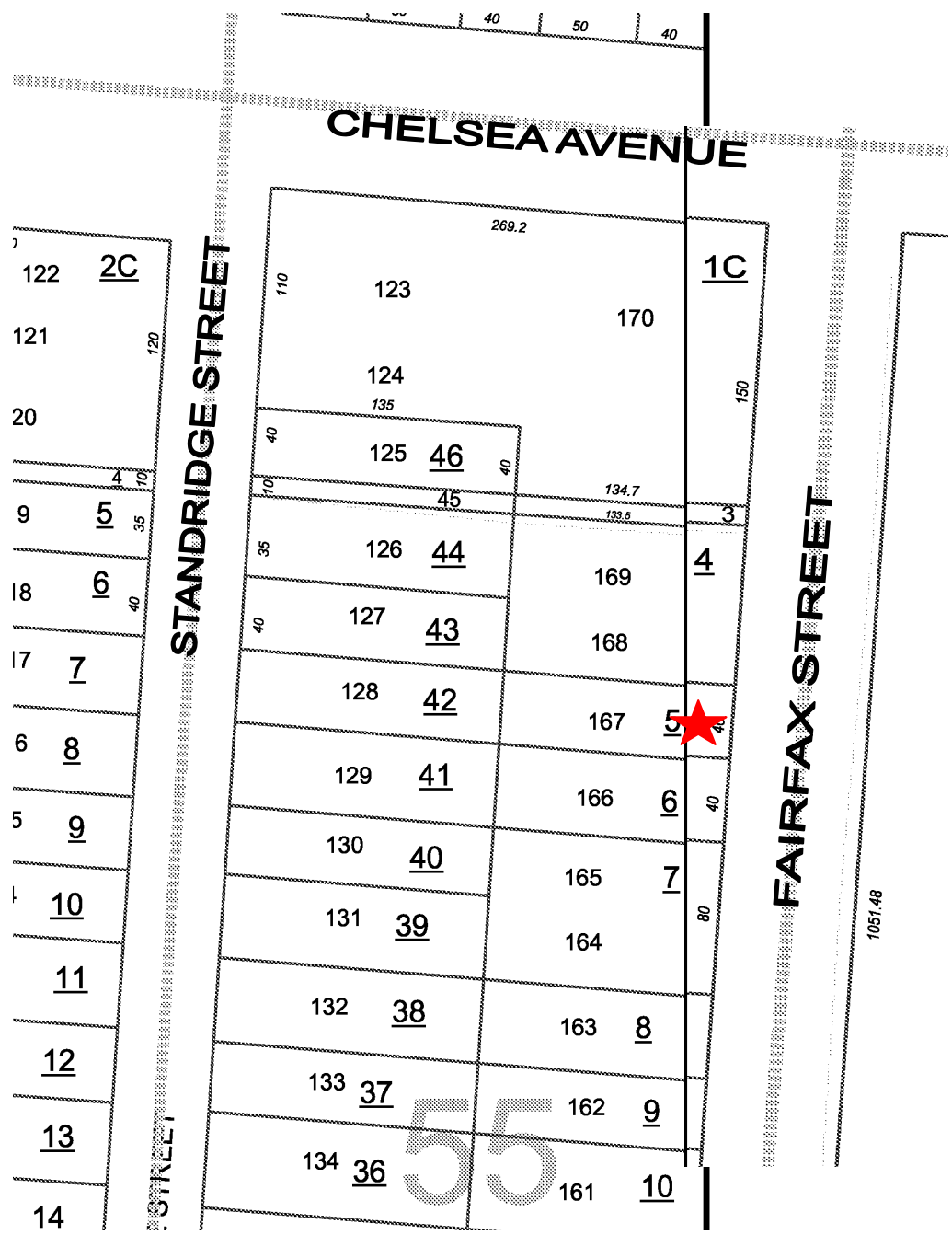
Ward 34

LAUDERDALE STREET



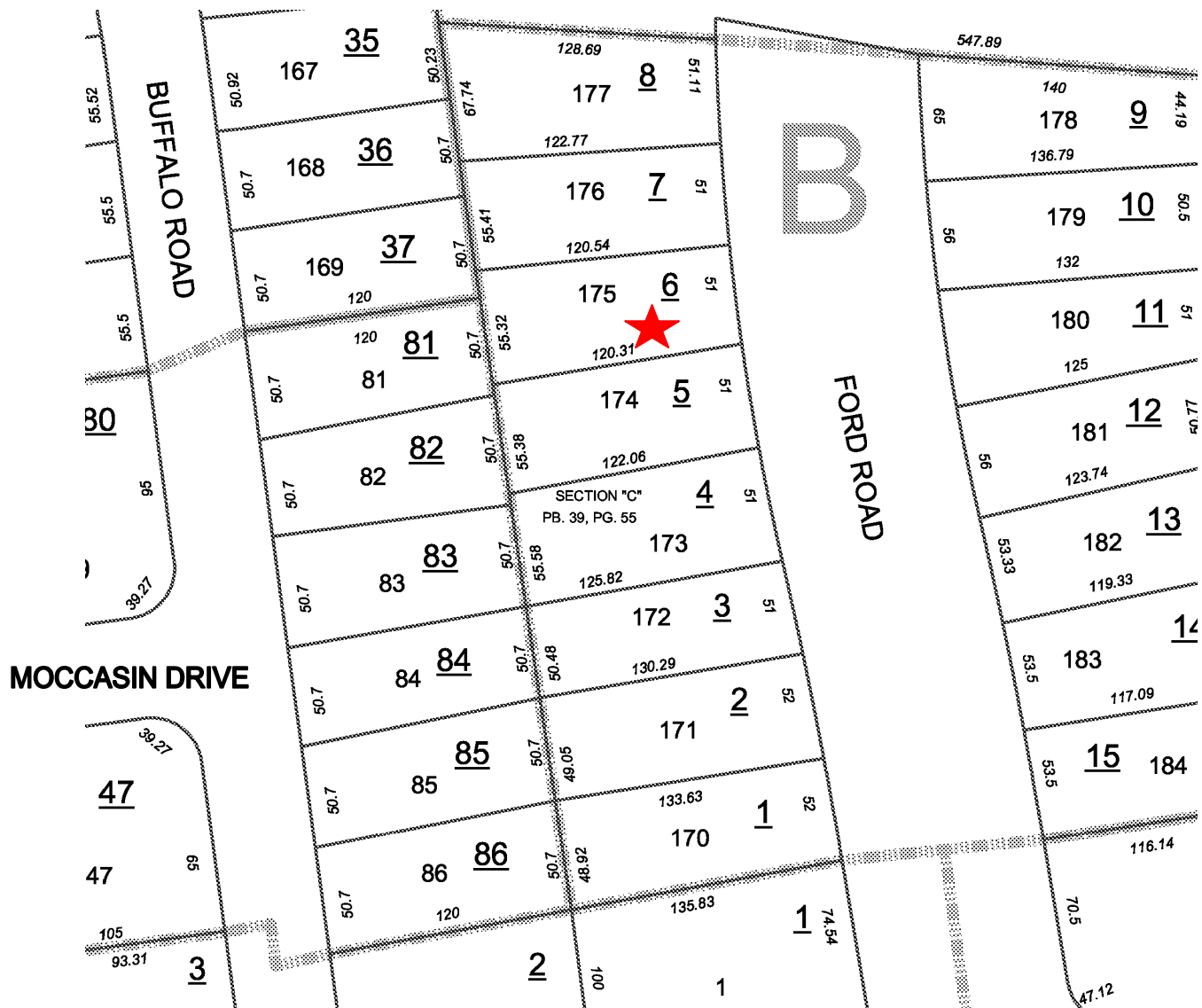
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Ward 42



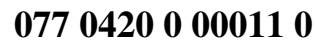
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Ward 75



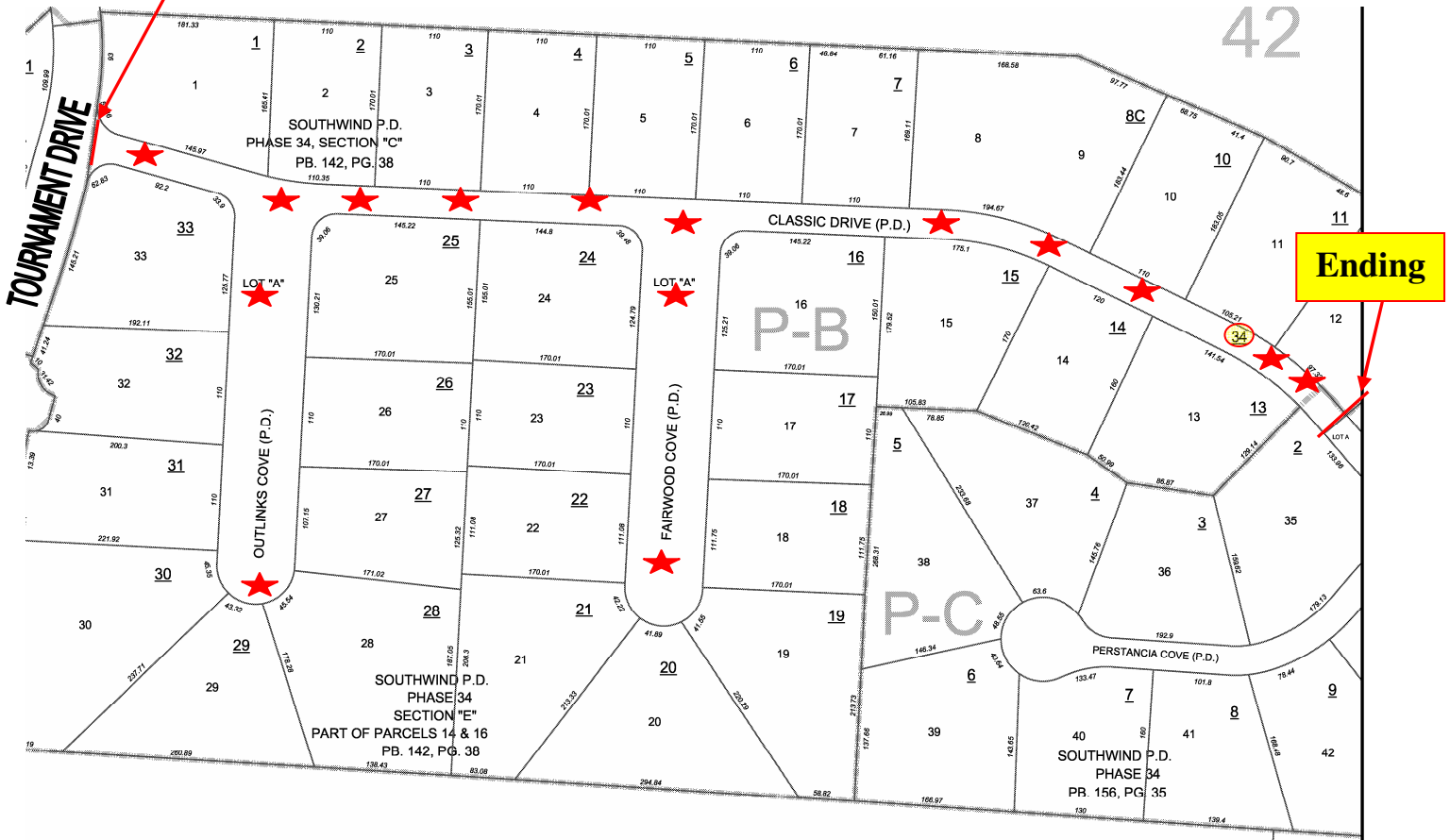
075 0870 B 00006 0

RAINES ROAD



Beginning

Ward D02



D02 42P0 B 00034 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name S. Bernice Bridgeforth Date 10/3/09

Address 3360 Berea Road 38109

Phone 398-1730 / © 484-2209

Company Name n/a

Company Address _____

Subject Property Address E. Trigg Ave.

Subject Property ID # 024 0070 0 00023 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

S. Bernice Bridgeforth
 Signature

(X) 10-1-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees East Trigg Avenue Baptist Church Date (x)

Address 1315 S. Bellevue Blvd. 38106

Phone 691-0927 Julius a. Beasley.

Company Name n/a

Company Address _____

Subject Property Address E. Trigg Ave.

Subject Property ID # 026 0270 0 00006 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Phillip A. Dean
Signature

(x) 10/05/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Sally Tippins Date 09/30/09

Address 2623 Midland Ave. 38111

Phone 690-5398

Company Name n/a

Company Address _____

Subject Property Address 2689 Midland Ave.

Subject Property ID # 029 0740 0 00007 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Sally Tippins
Signature

9-30-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Sally Tippins Date 09/29/09

Address 2623 Midland Ave. 38111

Phone 690-5398

Company Name n/a

Company Address _____

Subject Property Address Midland Ave.

Subject Property ID # 029 0750 0 00010 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Sally Tippins
Signature

9-28-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Carnegie Church Of God In Christ Date 09/09/09

Address 1584 Carnegie St. 38106

Phone 346-0828 / ©428-1821 (Samuel McNeal)

Company Name n/a

Company Address _____

Subject Property Address Carnegie St., 1549 McMillan, 1554 Carnegie St.

Subject Property ID # 034 0260 0 00001 0, 034 0260 0 00007 0, 034 0260 0 00032 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Samuel E. McNeal
Signature

(x) 09/09/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Aaron L. Bright Date 09/14/09

Address 1375 Fairfax St. 38108

Phone 949-3656

Company Name n/a

Company Address _____

Subject Property Address 1381 E. Fairfax St.

Subject Property ID # 042 0550 0 00005 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Aaron L. Bright
Signature

(x) 9-18-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Richard Crawford Date 09/30/09

Address 2300 Pendleton St. 38114

Phone 949-0829 / 743-2010

Company Name n/a

Company Address _____

Subject Property Address 3679 Ford Rd.

Subject Property ID # 075 0870 B 00006 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Richard Crawford
Signature

(x) 9-30-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Watson Anderson Date 08/27/09

Address 831 E. Raines Rd. 38116

Phone 870-6066 / 396-5000

Company Name n/a

Company Address _____

Subject Property Address 841 E. Raines Rd.

Subject Property ID # 077 0420 0 00011 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

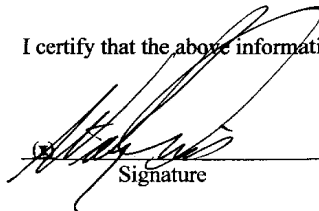
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No Yes

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.


Signature

(x) 27 AUG. 2009
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Southwind Residential Properties Association, Inc. Date (x) 9/28/09

Address c/o Keith Collins Company, LLC, 3036 Center Oak Way, Gmtn., TN 38138

Phone 753-4170 Ext 104 (Angela Bisceglia)

Company Name n/a

Company Address _____

Subject Property Address Tournament Drive

Subject Property ID # D02 42P0 B 00034 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Angela Bisceglia
Signature

(x) 9-28-09
Date